

Frequently Asked Questions about Workforce Housing

Won't the adoption of the Incentive Housing Zone (IHZ) Regulation for Workforce Housing and the development of this housing:

1. Increase the cost of education in Simsbury?

- Rutgers University studied this question in CT and found:
 - School enrollments are falling and are expected to decline by as much as 17% by 2020.
 - A 2 bedroom rental apt produces an avg. of .27 school age children per unit while a 3 bedroom apt unit produces an avg. of 1.21 school age children
- University of Mass in 2007 found that most school budget increases are not related to enrollment or to the number of children in housing.

2. Lower my property values?

- Recent study¹ by MIT's Center for Real Estate looked at 7 different affordable developments in Massachusetts and found no significant differences between home values close to affordable developments and those in other parts of town.
- Fourteen different research publications² studied this and found that this housing had either a positive or no effect on nearby property values.
- Habitat for Humanity cites 11 different studies³ in which the effect on nearby property values remain unaffected by nearby affordable housing developments.

3. Ruin the neighborhood?

- Workforce housing would be required to be designed in accordance with the design guidelines and recommendations contained in the regulation in order to fit into an existing desirable community development context.
- The density of the workforce housing may be created in accordance with the density limitations contained in the regulation. In fact it may be the case that a development is not able to be developed at the maximum density due to a variety of factors.

4. Create excessive traffic and dangerous conditions for pedestrians and children?

- All residents or visitors must obey all traffic rules and regulations and conduct themselves and their vehicle in accordance with all traffic laws.
- During the design of these developments, special consideration is given to pedestrian and bike movements in the area.

5. Create excessive parking on streets and in the neighborhood?

- All development must meet parking and traffic regulations in the same way as all other development.
- The fact of the matter is that apartment dwellers typically own fewer cars on average per unit.

REFERENCES

1. MIT report available at <http://web.mit.edu/cre/research/hai/>
2. Enterprise report available at <http://www.practitionerresources.org/showdoc.html?id=19395>
3. Habitat for Humanity report available at <http://www.habitat.org/how/propertyvalues.aspx>

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